



AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS WISCONSIN
NOVEMBER 21, 2016

6:00 P.M.

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Richfield Architectural Review Board, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum (Chairperson to announce the following if a quorum of the Village Board is an attendance at the meeting: "Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during Public Hearings, or if the rules are suspended to allow them to do so.")

1. Call to Order/ Roll Call
2. Verification of Open Meetings Law compliance
3. Pledge of Allegiance
4. Approval of Minutes
 - a. October 19, 2016 – Regular meeting
 - b. November 3, 2016 – Special meeting
5. DISCUSSION/ACTION
 - a. Discussion and possible recommendation to the Plan Commission regarding a proposed building alteration at Hawk's Point Shopping Center, generally located at 1717 Wolf Road (Tax Key: V10_034400E)
 - b. Discussion and possible recommendation to the Plan Commission regarding a proposed building alteration at Sloppy Joe's Saloon and Spoon, located at 3723 Hubertus Road (Tax Key: V10_0828)
6. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at www.richfieldwi.gov. Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 or www.richfieldwi.gov with as much advance notice as possible.

4 a

Architectural Review Board Meeting

10/19/2016

Village Hall, 4128 Hubertus Road

6:30 PM

1. Call to Order/Determination of Quorum

Chairman Bob Wirth called the meeting to order at 6:30 PM, noting that a quorum of the Board was present. Board members: Jim Otto, Tim Einwalter, Del Schmechel, and Jason Duehring were present.

Also present: Building Inspector Joel Jaster

Excused Absence: Administrator Jim Healy

2. Confirmation of Open Meetings Law Compliance

Building Inspector Joel Jaster confirmed that the agenda was posted at the Colgate, Hubertus, and Richfield U.S. Post Offices as well as online and at Village Hall. Digital copies of the agenda were also sent to the West Bend Daily News, Milwaukee Journal Sentinel, Hartford Times Press, and Germantown Express News.

3. Pledge of Allegiance

4. Approval of Minutes

a. February 24, 2016– Regular Meeting

Motion by Commissioner Einwalter to approve the February 24, 2016 minutes; Seconded by Commissioner Duehring; Motion passed without objection, 4-0-1.

5. DISCUSSION/ACTION ITEMS

a) Discussion and possible recommendation to the Plan Commission regarding a proposed building alteration at Hawk's Point Shopping Center, generally located at 1717 Wolf Road (Tax Key: V10-03440E)

Motion Commissioner Einwalter to table the conversation to the forthcoming meeting where the presenter is able to modify the design to help integrate the existing drive through canopy a little better into their proposed modification (for the subject property located at 1717 Wolf Road (Tax Key: V10_0334E); Seconded by Commissioner Schmechel; Motion passed without objection.

b) Discussion and possible recommendation to the Plan Commission regarding a proposed building expansion for Sloppy Joe's Saloon and Spoon, located at 3723 Hubertus Road (Tax Key: V10_0828)

Motion by Commissioner Duehring to table the design elevations on the proposed addition to Sloppy Joe's Saloon and Spoon, located at 3723 Hubertus Road (Tax Key: V10_0828) to the forthcoming meeting; Motion seconded by Commissioner Schmechel; Motion passed without objection.

6. Adjournment

Motion by Commissioner Duehring to adjourn; Seconded by Commissioner Otto; Motion passed without objection at 7:15 PM.

Respectfully Submitted,

Jim Healy

Village Administrator

4 b

1. Call to Order/Determination of Quorum

Chairman Bob Wirth called the meeting to order at 6:30 PM, noting that a quorum of the Board was present. Board members: Jim Otto, Tim Einwalter, Del Schmechel, and Jason Duehring were present.

Also present: Administrator Jim Healy and Administrative Services Coordinator KateLynn Schmitt

2. Confirmation of Open Meetings Law Compliance

Administrator Jim Healy confirmed that the agenda was posted at the Colgate, Hubertus, and Richfield U.S. Post Offices as well as online and at Village Hall. Digital copies of the agenda were also sent to the West Bend Daily News, Milwaukee Journal Sentinel, Hartford Times Press, and Germantown Express News.

3. Pledge of Allegiance

4. DISCUSSION/ACTION ITEMS

- a) **Discussion and possible recommendation to the Plan Commission regarding a proposed building alteration at Hawk's Point Shopping Center, generally located at 1717 Wolf Road (Tax Key: V10_034400E)**

Discussion took place regarding the proposed alterations to the Hawk's Point Shopping Center. The petitioner modified the proposed site plan to allow for a single drive through lane underneath the canopy to utilize the function of the architectural design element.

Members of the Architectural Review Board remarked that the proposed addition and site plan modification did not meet the intent of their recommendation to the petitioner.


Commissioner Einwalter was satisfied that the petitioner had addressed his comments previously made in October.

Motion by Commissioner Duehring to table the redesign until the next scheduled meeting; Seconded by Commissioner Otto; Motion passed 4-1 with Commissioner Einwalter opposed.

5. Adjournment

Motion by Commissioner Duehring to adjourn; Seconded by Commissioner Einwalter; Motion passed without objection at 6:57 PM.

Respectfully Submitted,



Jim Healy
Village Administrator

5 a



VILLAGE OF RICHFIELD
ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM
MEETING DATE: November 18, 2016

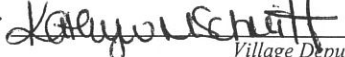
SUBJECT: Hawk's Point Shopping Center, 1717 Wolf Road (Tax Key: V10_034400E)
DATE SUBMITTED: October 13, 2016
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE ARCHITECTURAL REVIEW BOARD WISH TO RECOMMEND TO THE PLAN COMMISSION THE APPROVAL OF THE PROPOSED MODIFICATION TO THE EAST ENTRANCE FOR HEIMERMAN FINANCIAL?

ISSUE SUMMARY:

Resubmitted for your consideration based on feedback from the October 19, 2016 Architectural Review Board meeting.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: 
Village Deputy Treasurer

Forward to Plan Commission: Yes
Addition Approvals Needed: Yes

ATTACHMENTS:

1. Design 2 Construct submittal (Revision)
2. Photos of the Site
3. October 19, 2016 Communication Form

STAFF RECOMMENDATION:

Motion to recommend approval to the Plan Commission for the design elevations on the proposed addition to Hawk's Point Shopping Center, located at 1717 Wolf Road (Tax Key: V10_034400E), as presented.

APPROVED FOR SUBMITTAL BY:

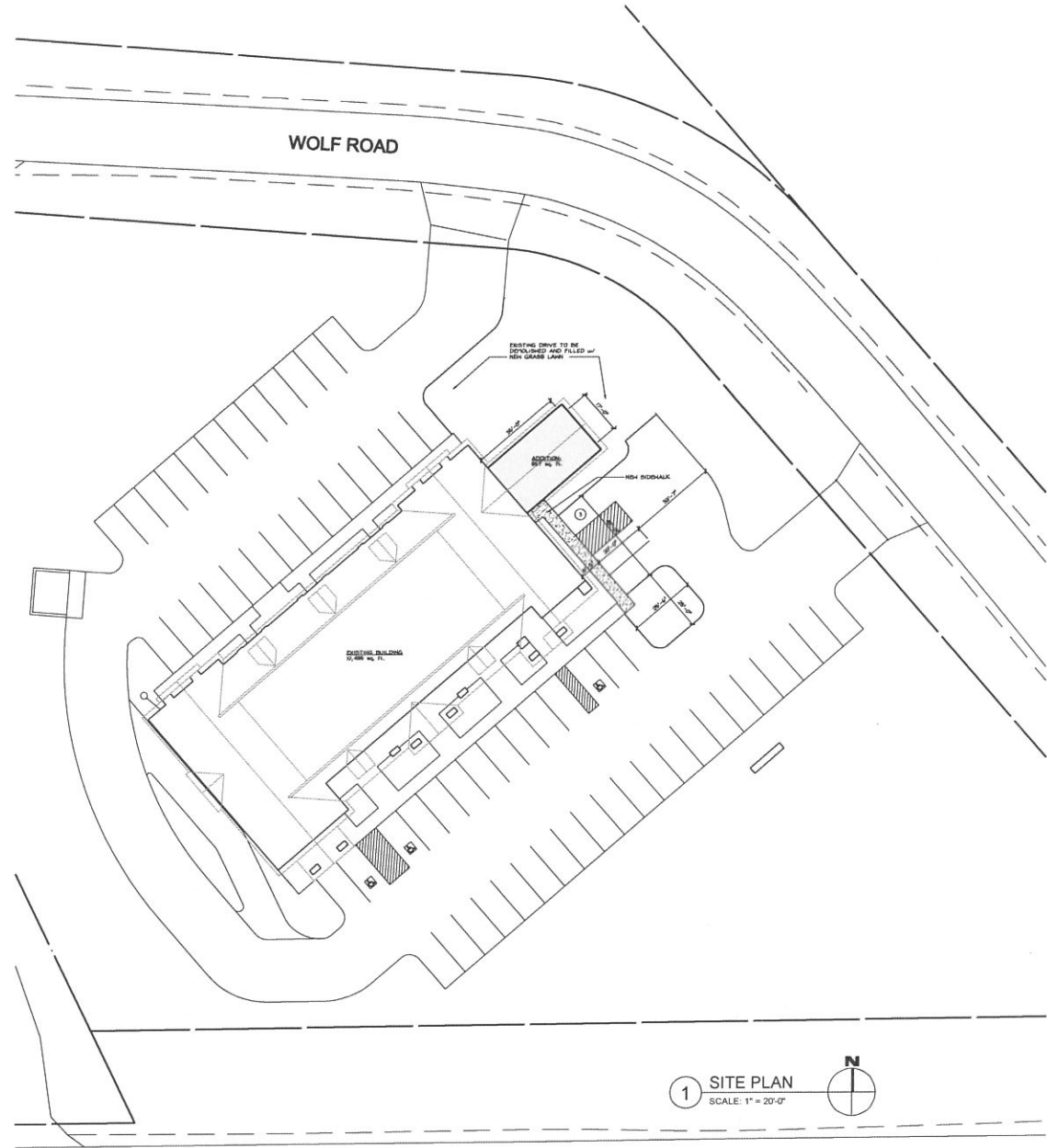

Village Staff Member

Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____



DESIGN 121 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
HEIMERMAN FINANCIAL
1717 WOLF ROAD
RICHFIELD, WI 53076

SHEET TITLE
SITE PLAN

REVISIONS

PROJECT DATA
DATE
JOB NO. 11 04 2016
SET USE 16-00162
PERMIT & RECORD
FILE NAME CL1A10
DRAWN BY SPS
SHEET NO.

A1.0



PROJECT DATA	
DATE	11.04.2016
JOB NO	16-00162
SET USE	PERMIT & BIDDING
FILE NAME	E4A2.1
DRAWN BY	SPS
SHEET NO	

DESIGN
12
CONSTRUCT
 DEVELOPMENT CORPORATION

N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

PHONE 262.677.9933
 FAX 262.677.9934

info@design2construct.com



3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

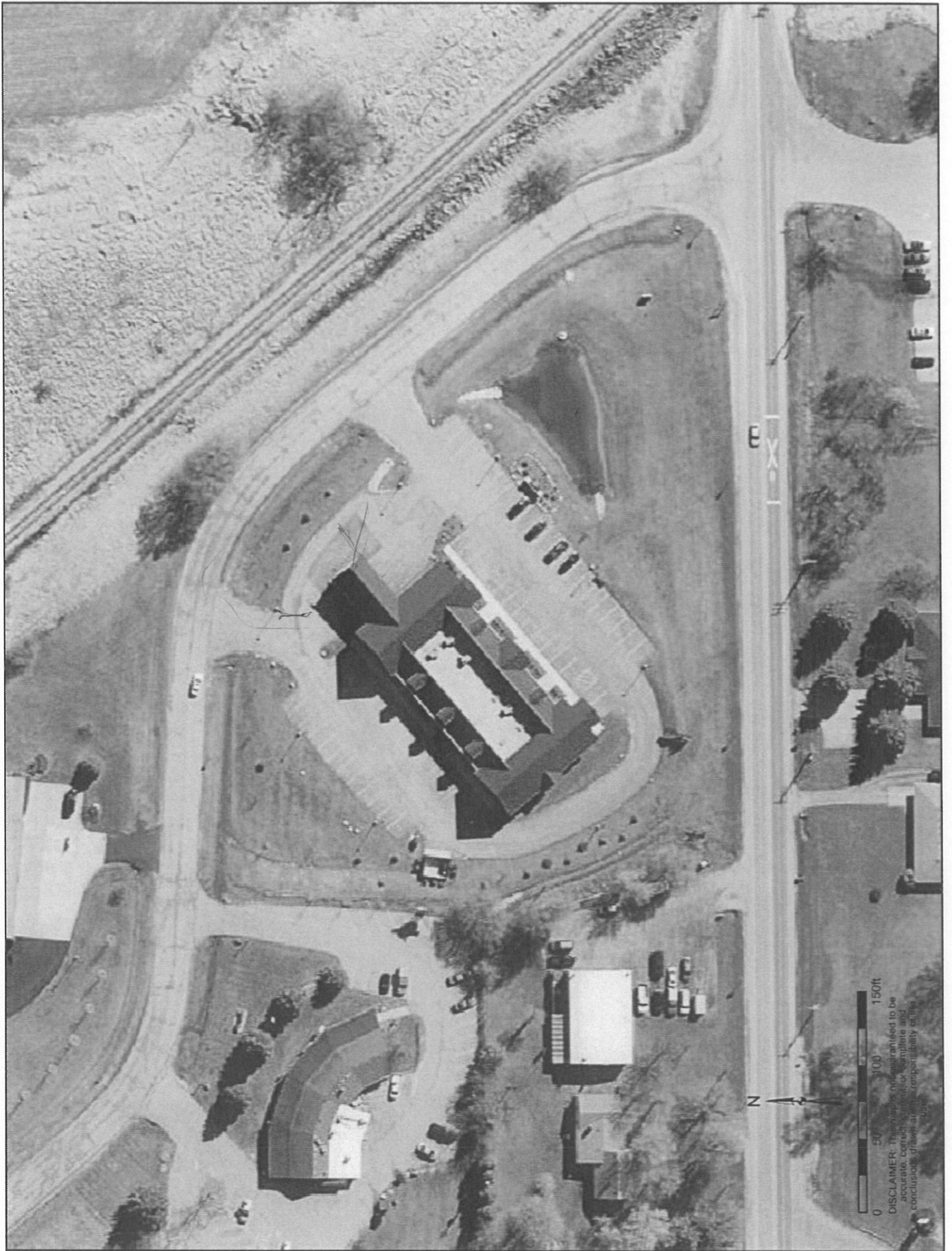
BUILDING DESIGN FOR:
HEIMERMAN FINANCIAL
 1717 WOLF ROAD
 RICHFIELD, WI 53076

SHEET TITLE
 EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA	
DATE	11/04/2016
JOB NO.	16-00162
SET USE	PERMIT & BIDDING
FILE NAME	10-A4.0
DRAWN BY	SPS
SHEET NO.	

A4.0



0 50 100 150ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, or complete, and the user assumes all responsibility for the conclusions drawn from its use.









VILLAGE OF RICHFIELD
ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM
MEETING DATE: October 19, 2016

SUBJECT: Hawk's Point Shopping Center, 1717 Wolf Road (Tax Key: V10_034400E)
DATE SUBMITTED: October 13, 2016
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE ARCHITECTURAL REVIEW BOARD WISH TO RECOMMEND TO THE PLAN COMMISSION THE APPROVAL OF THE PROPOSED MODIFICATION TO THE EAST ENTRANCE FOR HEIMERMAN FINANCIAL?

ISSUE SUMMARY:

Design 2 Construct (D2C) was the original architect on the Hawk's Point Shopping Center when it was originally constructed and approved by the Town of Richfield in 2007. Since that time, the space on the east end of the property has had a number of financial institutions come and go, the most recently being Westbury Bank. The property is now under new ownership and the Developer has approached the Village with a minor modification to the building to essentially remove the "teller window" from the east side of the building and construct a 264sqft' vestibule/waiting area under the carport. The proposed plan by D2C is to match the existing EFIS, brick, and tumbled stone on the building along with installing five (5) new double hung windows and aluminum and glass storefront door with an added transom to match the height of the adjacent windows, a particularly nice design feature. The remaining elements on the building will stay the same. In the opinion of Staff, the architect has done a nice job of blending the existing design with the proposed addition. All of the materials being proposed are permitted by Code.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: _____
Village Deputy Treasurer

Forward to Plan Commission: Yes
Addition Approvals Needed: Yes

ATTACHMENTS:

1. Design 2 Construct submittal
2. Photos of the Site

STAFF RECOMMENDATION:

Motion to recommend approval to the Plan Commission for the design elevations on the proposed addition to Hawk's Point Shopping Center, located at 1717 Wolf Road (Tax Key: V10_034400E), as presented.

APPROVED FOR SUBMITTAL BY:

Village Staff Member

Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____

5 b



VILLAGE OF RICHFIELD
ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM
MEETING DATE: November 18, 2016


SUBJECT: Sloppy Joe's Saloon and Spoon, 3723 Hubertus Road (Tax Key: V10_0828)
DATE SUBMITTED: October 13, 2016
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE ARCHITECTURAL REVIEW BOARD WISH TO RECOMMEND TO THE PLAN COMMISSION THE APPROVAL OF THE PROPOSED BUILDING ADDITION TO SLOPPY JOE'S SALOON AND SPOON?

ISSUE SUMMARY:

Resubmitted for your consideration based on feedback from the October 19, 2016 Architectural Review Board meeting.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: 
Village Deputy Treasurer

Forward to Plan Commission: Yes
Addition Approvals Needed: Yes

ATTACHMENTS:

1. MKE Design Build submittal package
2. Washington County GIS aerial overview of site
3. October 19, 2016 Communication Form

STAFF RECOMMENDATION:

Motion to recommend approval to the Plan Commission for the design elevations on the proposed addition to Sloppy Joe's Saloon and Spoon, located at 3723 Hubertus Road (Tax Key: V10_0828), as presented.

APPROVED FOR SUBMITTAL BY:


Village Staff Member

Village Administrator

**VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN**

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____

-IMPORTANT NOTE-

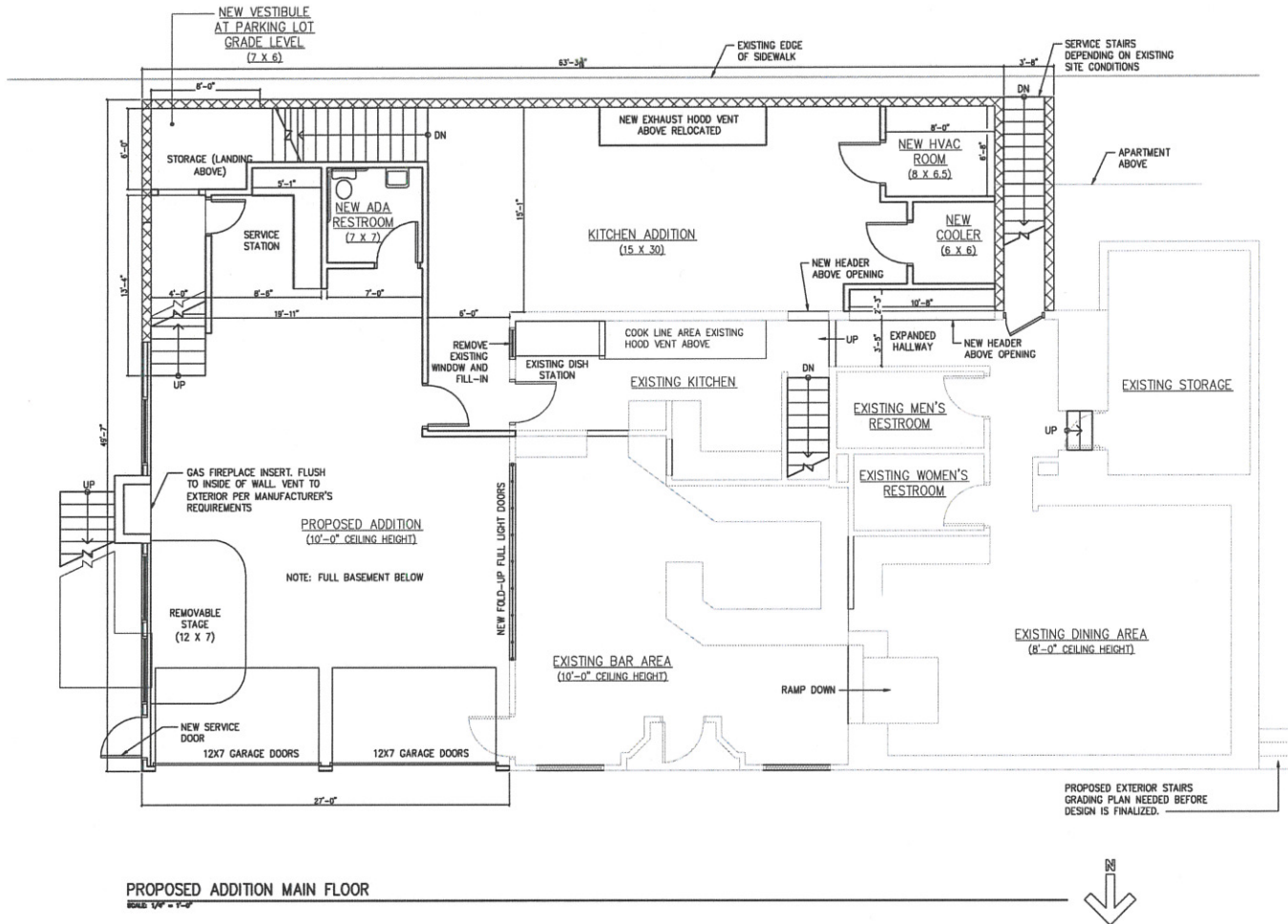
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PROPOSED ADDITION FOR:
SLOPPY JOE'S
3723 HUBERTUS ROAD
HUBERTUS, WI 53033

**CITY
PLANNING**

File Name:
SLOPPY
JOES10-21-2016
Date: 10/21/2016
Drawn By:
<KORENA>

Drawing Submitted:
For City Planning
SHEET 1 OF 4
Scale: 1/4" = 1'-0"
Sheet
A1
FLOOR PLAN





THIS DOCUMENT HAS BEEN PREPARED AS AN INSTRUMENT OF PROFESSIONAL SERVICE. THE EDGAS/DESIGNS INCLUDED HEREIN ARE THE SOLE PROPERTY OF THE DRAFTER, AND ARE PROTECTED UNDER COPYRIGHT. THEY MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF THE DRAFTER, AND FULL PAYMENT OF ANY ASSOCIATED DESIGN FEE.

ALL DIMENSIONS ARE SUBJECT TO JOB-SITE VERIFICATION.

PROPOSED ADDITION FOR:
SLOPPY JOE'S
3723 HUBERTUS ROAD
HUBERTUS, WI 53033

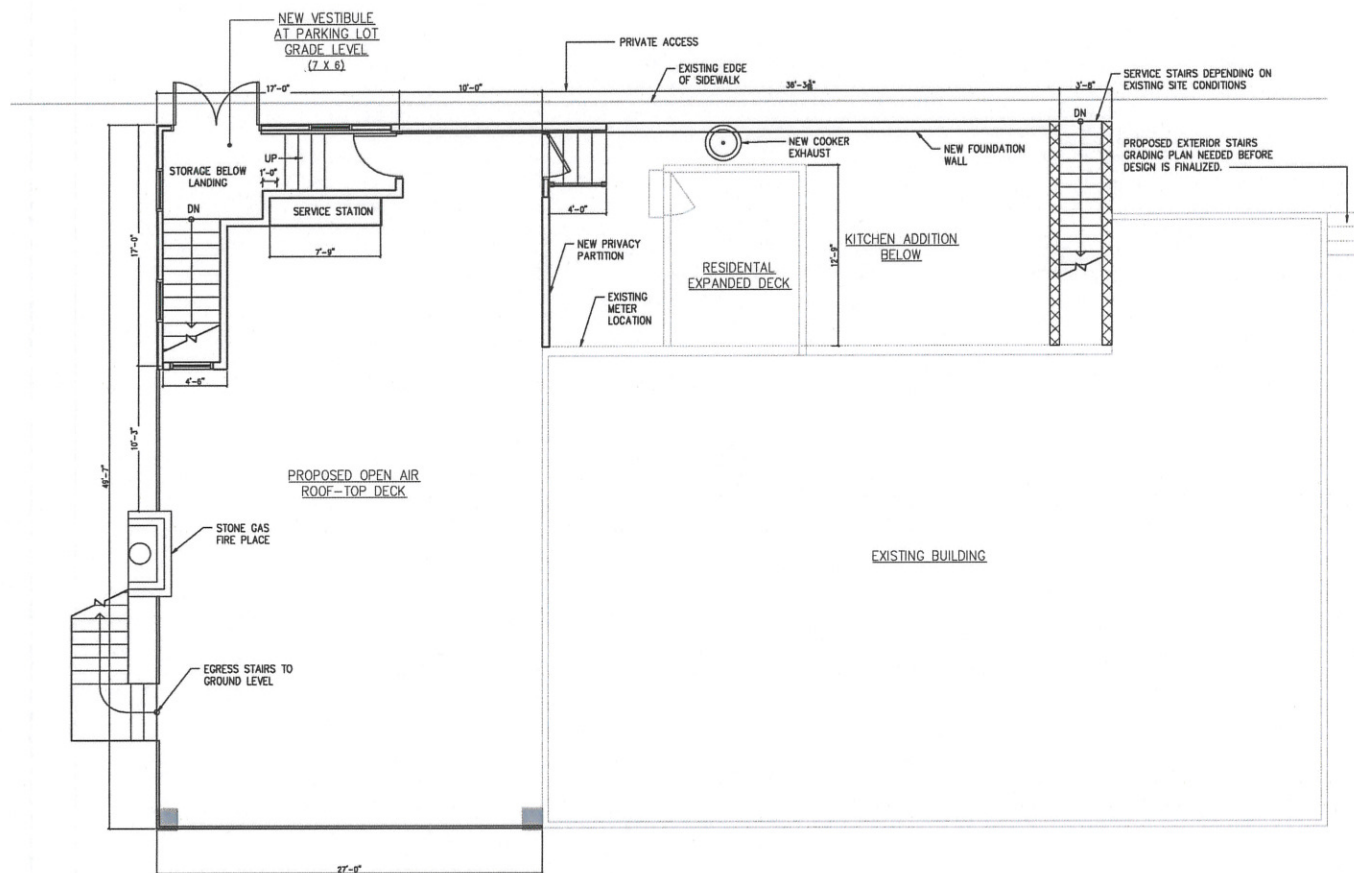
CITY
PLANNING

File Name:
SLOPPY
JOES10-21-2016
Date: 10/21/2016
Drawn By:
<KORENA>

Drawing Submitted
For City Planning
SHEET 2 OF 5

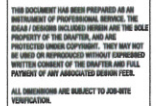
A2

Scale: 1/4" = 1'-0"	FLOOR PLAN
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PROPOSED ADDITION SECOND LEVEL AND ROOF DECK
SCALE: 1/8" = 1'-0"





Drawing Submittal: For City Planning	Sheet A3
SHEET 3 OF 4	
Scale: 1/4" = 1'-0"	ELEVATION

-IMPORTANT NOTE-

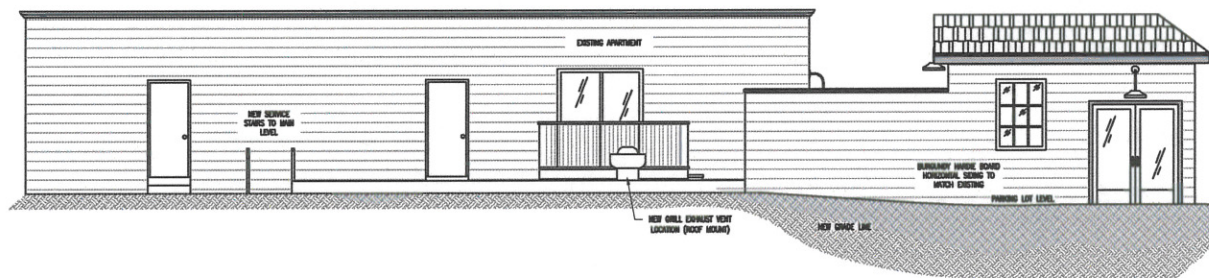
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PROPOSED ADDITION FOR:
SLOPPY JOE'S
3723 HUBERTUS ROAD
HUBERTUS, WI 53033

**CITY
PLANNING**

File Name:
SLOPPY
JOES10-21-2016
Date: 10/21/2016
Drawn By:
<KORENA>

Drawing Submitted: Sheet
For City Planning
SHEET 4 OF 4
Scale: 1/4" = 1'-0"
A4
ELEVATION



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





VILLAGE OF RICHFIELD
ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM
MEETING DATE: October 19, 2016

SUBJECT: Sloppy Joe's Saloon and Spoon, 3723 Hubertus Road (Tax Key: V10_0828)
DATE SUBMITTED: October 13, 2016
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE ARCHITECTURAL REVIEW BOARD WISH TO RECOMMEND TO THE PLAN COMMISSION THE APPROVAL OF THE PROPOSED BUILDING ADDITION TO SLOPPY JOE'S SALOON AND SPOON?

ISSUE SUMMARY:

MKE Design Build has proposed an ambitious addition to the iconic Sloppy Joe's building on Hubertus Road. The 27' wide addition to the east and south is being constructed for the purposes of creating additional kitchen space to the south and two-story seating to the east of the 100+ year old building.

On the north elevation of the proposed building addition would be the primary face of the building. What the architect and property owner are proposing are two (2) roll-up garage bay doors. While this design characteristic would be completely unique to the Village of Richfield, creating this sort of three-season space for customers is nothing new for places like the Village of Wauwatosa, City of Waukesha and City of Milwaukee where this is more common and typical of "streetside restaurants". Above the garage doors are downward facing lights, the same of which are proposed be hung on the east side of the building equidistant between the existing windows. Nine (9) column pillars utilizing the same type of stone on the first floor are also shown with presumably metal cable wiring to act as the safety feature. From speaking with the Village's Building Inspector this is up to "code" assuming the height, strength, and spacing requirements are met.

The materials proposed to be used on the building addition are "cream city brick", a burgundy colored hardiplank board along with a tumbled stone to more closely mimic the foundation on the west elevation. Also from the west elevation a noticeable architectural design feature is the outdoor wood burning fireplace for guests to enjoy while eating or drinking spirits. The south elevation, which is a least visible elevation on the property, they are proposing four (4) evenly spaced windows on the second floor and a double-door egress with stone column bookends. The same type of hardiplank siding will be the dominate feature for the rearview of this addition.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: _____
Village Deputy Treasurer

Forward to Plan Commission: Yes
Addition Approvals Needed: Yes

ATTACHMENTS:

1. MKE Design Build submittal package
2. Washington County GIS aerial overview of site

STAFF RECOMMENDATION:

Motion to recommend approval to the Plan Commission for the design elevations on the proposed addition to Sloppy Joe's Saloon and Spoon, located at 3723 Hubertus Road (Tax Key: V10_0828), as presented.



VILLAGE OF RICHFIELD
ARCHITECTURAL REVIEW BOARD COMMUNICATION FORM
MEETING DATE: October 19, 2016

SUBJECT: Sloppy Joe's Saloon and Spoon, 3723 Hubertus Road (Tax Key: V10_0828)
DATE SUBMITTED: October 13, 2016
SUBMITTED BY: Jim Healy, Village Administrator

APPROVED FOR SUBMITTAL BY:

Village Staff Member

Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____